173.0	0006	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	766,600 / 766,600
					USE VALUE:	766,600 / 766,600
					ASSESSED:	766,600 / 766,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TREMBLY GRAY C
Owner 2:	TREMBLY EMMA JANE
Owner 3:	
Street 1:	76 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,750 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Asbestos Exterior and 2345 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8750.000	288,100	700	477,800	766,600
Total Card	0.201	288,100	700	477,800	766,600
Total Parcel	0.201	288,100	700	477,800	766,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.91 | /Parcel: 326.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	115627
GIS Ref	
GIS Ref	
Insp Date	08/25/18

PREVIOUS ASSESSMENT

Parcel ID: 173.0-0006-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	288,300	700	8,750.	477,800	766,800	766,800	Year End Roll	12/18/2019
2019	101	FV	222,500	700	8,750.	477,800	701,000	701,000	Year End Roll	1/3/2019
2018	101	FV	222,500	700	8,750.	423,200	646,400	646,400	Year End Roll	12/20/2017
2017	101	FV	222,500	700	8,750.	354,900	578,100	578,100	Year End Roll	1/3/2017
2016	101	FV	257,000	4500	8,750.	354,900	616,400	616,400	Year End	1/4/2016
2015	101	FV	243,200	4500	8,750.	307,100	554,800	554,800	Year End Roll	12/11/2014
2014	101	FV	243,200	4500	8,750.	296,900	544,600	544,600	Year End Roll	12/16/2013
2013	101	FV	182,100	4500	8,750.	282,600	469,200	469,200		12/13/2012

!13484!

PRINT

Date	Time
12/11/20	03:25:56

LAST REV

Date	Time
10/02/18	14:21:36
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13484

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10705-87		12/3/1964			No	No		N

USER DEFINED

Prior Id # 1:	115627
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2012	628	Renovate	100,000					REPL PLASTER / SID

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
2/1/2016	External Ins	PC	PHIL C
6/24/2013	Info Fm Prmt	BR	B Rossignol
12/8/2008	Measured	372	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	263	PATRIOT
6/28/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8750		Sq. Ft.	Site		0	70.	0.78	8									477,750						477,800	

Total AC/HA: 0.20087 | Total SF/SM: 8750 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 477,750 | Spl Credit | Total: 477,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09776115
Const Adj.:	0.94275701
Adj $ / SQ:	134.540
Other Features:	102500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417592
Depreciation:	129453
Depreciated Total:	288138

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	6	M
Totals			
1	12	6	

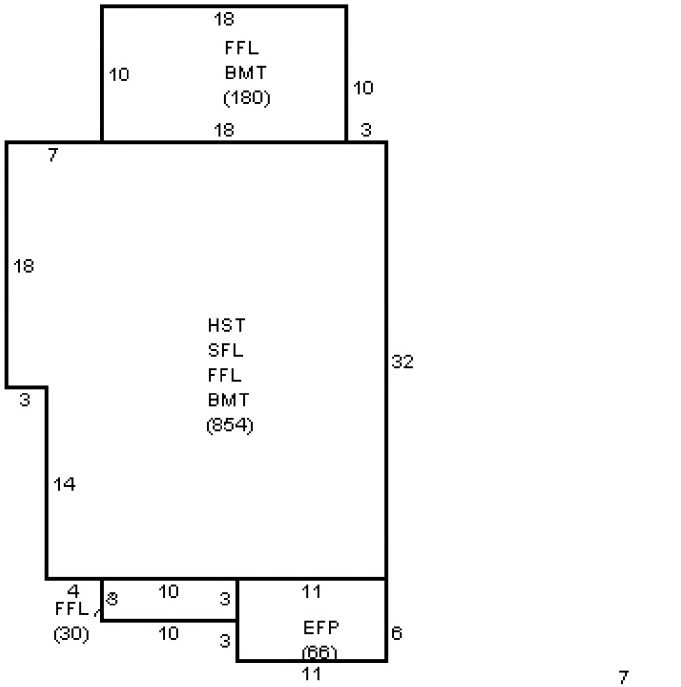
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	121.09
Special Features:	0	Val/Su Net:	83.63
Final Total:	288100	Val/Su SzAd	122.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,064	134.540	143,150
BMT	Basement	1,034	40.360	41,734
SFL	Second Floor	854	134.540	114,897
HST	Half Story	427	134.540	57,449
EFP	Enclos Porch	66	64.560	4,261

Net Sketched Area:	3,445	Total:	361,491
Size Ad	2345	Gross Are	3872	FinArea	2345
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

173.0-0006-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
32	Barn W/Loft	D	Y	1	18X24	F	DL	1920	16.74	T	90	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700